

**TRANSFER
TAX
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Doc # 2005006916
Book 8338 Page 0214

Instrument Prepared by and
When Recorded, Mail To:

Atlantic National Trust LLC
50 Portland Pier, Suite 400
Portland, ME 04101

ANT Asset # Berenyi - ANT

63-171

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QUITCLAIM DEED WITH COVENANT

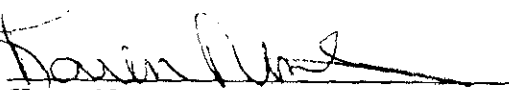
ATL HOLDINGS LLC, formerly known as Atlantic Holdings, LLC, a Florida limited liability company with a place of business in Portland, County of Cumberland, State of Maine, for consideration paid, grants to **BERENYI PROPERTIES, LLC**, a Maine limited liability company with a place of business in Frankfort, County of Waldo, State of Maine, with **QUITCLAIM COVENANTS**, the land and buildings situated in the City of Waterville, in Kennebec County, Maine, and more particularly bounded and described on Schedule A attached hereto.

IN WITNESS WHEREOF, the said **ATL Holdings LLC**, has caused this instrument to be signed, acknowledged, and delivered in its name and behalf by Karen Nevers, its duly authorized Agent, this 14th day of March, 2005.

WITNESS:

ATL HOLDINGS LLC




By: 
Karen Nevers
Authorized Agent

STATE OF MAINE
CUMBERLAND COUNTY, SS.

March 14th, 2005

Then personally appeared the above-named Karen Nevers, duly authorized Agent of the said ATL Holdings, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the said limited liability company.

Before me,


~~Notary Public~~ Daniel A. D'Auteuil, Jr.
My Commission Expires:
Attorney at Law

② Jackson + Raymond

63-171

Schedule A

A certain lot or parcel of land, together with the buildings and improvements located thereon, situated in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of the land now or formerly of Simeon Cole at a monument in the easterly line of College Avenue; thence running in a northerly direction on and along the easterly line of College Avenue one hundred twenty-five (125) feet to an iron rod in the ground; thence easterly one hundred forty-seven and six tenths (147.6) feet to an iron rod in the ground; thence southerly fifty-seven and six tenths (57.6) feet to an iron monument in the line of real estate now or formerly of said Cole; thence westerly on the line of said Cole's land and land formerly of G.F. Terry one hundred ninety-four (194) feet to the point of beginning.

Said above-described premises to be conveyed subject to a right of way thereon over a strip of land ten (10) feet in width as granted and described in the deed of Charles C. Langlois to John H. Gibbs dated December 2, 1926 and recorded in the Kennebec County Registry of Deeds in Book 638, Page 281.

Being the same premises described in the Deed from Daniel W. Pomerleau to ATL Holdings, LLC, dated March 4, 2005 and recorded in said Registry in Book 8327, Page 92.

Received Kennebec SS.
03/17/2005 9:28AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS